

102.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

642,600 / 642,600

USE VALUE:

642,600 / 642,600

ASSESSED:

642,600 / 642,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		DICKSON AVE, ARLINGTON

OWNERSHIP

Owner 1:	CAMMARATA MICHAEL R JR-ETAL
Owner 2:	CAMMARATA GAIL
Owner 3:	

Street 1:	20 DICKSON AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	12	41C
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6550.000	210,300	800	431,500	642,600		66010
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	210,300	800	6,550.	431,500	642,600	642,600
2019	101	FV	200,500	900	6,550.	437,700	639,100	639,100
2018	101	FV	200,500	900	6,550.	326,700	528,100	528,100
2017	101	FV	200,500	900	6,550.	295,900	497,300	497,300
2016	101	FV	200,500	900	6,550.	283,600	485,000	485,000
2015	101	FV	187,700	900	6,550.	240,400	429,000	429,000
2014	101	FV	187,700	900	6,550.	228,100	416,700	416,700
2013	101	FV	187,700	900	6,550.	217,000	405,600	405,600

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12682-160		8/9/1974		31,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/6/1996	363		2,500					2 4FT DORMERS	10/31/2018	TTL REFUSAL	BS	Barbara S
									1/6/2009	Measured	372	PATRIOT
									11/9/1999	Mailer Sent		
									10/21/1999	Measured	264	PATRIOT
									12/1/1981		CS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5	- Cape			Full Bath: 1	Rating: Average															
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 4	- Vinyl			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average															
Color: WHITE				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C	- Average			CONDOS INFORMATION																
Year Blt: 1956	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good			26. %																
Prim Int Wall: 1	- Drywall			Functional:																
Sec Int Wall:				Economic:																
Partition: T	- Typical			Special:																
Prim Floors: 3	- Hardwood			Override:																
Sec Floors:				Total: 26.4 %																
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA								
Subfloor:				Basic \$ / SQ: 105.00				Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL			
Bsmnt Gar:				Size Adj.: 1.35000002																
Electric: 3	- Typical			Const Adj.: 0.99989998																
Insulation: 2	- Typical			Adj \$ / SQ: 141.736																
Int vs Ext: S				Other Features: 62500																
Heat Fuel: 1	- Oil			Grade Factor: 1.00																
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 285779																
% Com Wall	% Sprinkled:			Depreciation: 75446																
				Depreciated Total: 210333																
MOBILE HOME				Make:				Model:				Serial #:				Year:				
SPEC FEATURES/YARD ITEMS												PARCEL ID 102.0-0005-0007.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101								
7	Pool A-C	D	Y	1	18	A	AV	1998	54.86	T	16.8	101			800		800			
More: N	Total Yard Items:	800		Total Special Features:					Total:	800										
												IMAGE				AssessPro Patriot Properties, Inc				